



# Leggett & James

The Vale of Evesham Property Experts



## Three Jays

Blackminster, Evesham, WR11 7TD

Guide Price £695,000



This bespoke detached bungalow has been designed and built by a renowned local builder, who has created a distinctive modern home finished to the highest standards throughout.

The well appointed accommodation offers three ground floor double bedrooms one with ensuite and a first floor master bedroom with ensuite, along with a stunning open plan living/dining kitchen space and utility.

Outside the property enjoys a generous plot with extensive off road parking and a detached garage, extensive lawned gardens and a feature paved terrace areas, ideal for outdoor entertaining.

The property is complete and ready for occupation.





Reception Hall

Standing under a feature Oak frame porch, the double glazed multi level front door opens to the reception hall:

From here doors lead off to all of the ground floor rooms and stairs rise to the first floor.

Open Plan Living/Dining Room & Kitchen 26'4 x 18'1 (8.03m x 5.51m)

The heartbeat of this home is the stunning open plan living space and kitchen. With multiple double glazed windows and bi fold doors that open to the rear terrace and garden. The room enjoys inset spot lighting, underfloor heating and multi media connections.

A stunning well equipped kitchen offers everything that you would expect to find in a property of this calibre with an array of cupboards, drawers and work surfaces, an inset sink, cooker hob with an extractor hood above, raised oven and integral fridge and freezer.

Utility Room 12' x 6'4 (3.66m x 1.93m)

Entered from the Reception Hall and having a double glazed door to the rear garden, this useful space provides storage and utility space, with plumbing for a washing machine, a work surface with inset sink and also being the hub for the central heating system.

Ground Floor Bedroom 16'4 x 11'9 (4.98m x 3.58m)

with double glazed windows and bi fold doors that open to a further paved terrace, along with underfloor heating. Door to:

Ensuite

with an obscure double glazed window to the side, inset spotlighting and fitted with a stylish modern white suite comprising a low level WC, a wash basin and a walk in shower enclosure.

Bedroom Two 13'2 x 12' (4.01m x 3.66m)

having a double glazed window to the front, inset spot lighting and underfloor heating.

Bedroom Three 11'3 x 10'2 (3.43m x 3.10m)

with a double glazed window to the front, inset spotlighting and a under floor heating.

Bathroom 8'7 x 5'9 (2.62m x 1.75m)

with an obscure double glazed window to the side, inset spotlighting and underfloor heating. The room is fitted with a stylish modern white suite comprising a low level WC, wash basin and bath all complemented by decorative tiling and a wall mounted heated towel rail.

Galleried Landing

Stairs from the Reception Hall rise to a feature galleried landing with stylish modern pendulum lighting and a door opening to:

First Floor Master Bedroom 21'5 x 16'3 (6.53m x 4.95m)

The master suite is a particular feature of the property, with its generous space, inset spot lighting and double glazed skylight window at the rear, which enjoys the stunning southerly facing rear view overlooking nearby countryside. Door to:

Ensuite

with an obscure double glazed window to the front, inset spotlighting and underfloor heating. The room is again fitted with a stylish modern white suite comprising a low level WC, wash basin and bath all complemented by decorative tiling and a wall mounted heated towel rail.

Outside

The property enjoys a generous plot making the most it's secluded rural location. The stone laid driveway provides parking for multiple vehicles, whilst there is an array of exterior lighting, which illuminates the property in the darker nights.

The driveway leads along the side of the property to a Detached Garage: with an electric roll up door, interior lighting, power and a multi lever side door.

Around the rear of the property there are attractive areas of decorative paving, which links to the bi fold doors found at the rear of the property creating the perfect space for outdoor entertaining.

To further enhance the property there are pleasing areas of lawn, all edged by a mature conifer hedgerow creating privacy but could be removed as they are within the property boundary.

Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

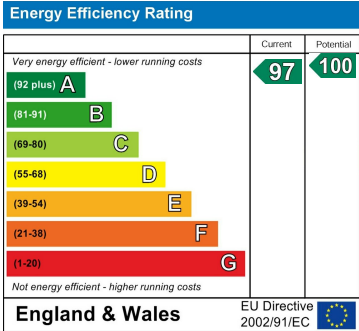
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.